

**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६**  
**कलम ३७(२) नुसार बृहन्मुंबईतील "जी/एस" बॉर्ड**  
**मधील फेरबदलाबाबतची अधिसूचना.**

**महाराष्ट्र शासन,**  
**नगर विकास विभाग,**  
**शासन निर्णय क्रमांक: टिपीबी-४३०४/१४०३/प्र.क्र.२०५/०४/नवि-११**  
**मंत्रालय, मुंबई : ४०० ०३२, दिनांक: ६ जुलै, २००५**

**शासन निर्णय:-** सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात तात्काळ प्रसिध्द करण्यात यावी.

**महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,**

  
( स. रा. किणी )

**अवर सचिव, महाराष्ट्र शासन.**

**प्रति,**

आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकुल, मुंबई  
मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, गृहनिर्माण भवन, बांद्रा (पूर्व),

मुंबई ४०० ०५१.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेंट आझाद मैदान, मुंबई  
मुख्य अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, मुंबई.  
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी २५ प्रती या विभागास व उप संचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

कक्ष अधिकारी (नवि-३), नगर विकास विभाग, मंत्रालय, मुंबई-३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

सेक्शन ३७ फाईल.

**Maharashtra Regional & Town  
Planning Act, 1966.**

- Sanction to modification to  
Development Plan of G/S Ward  
under section 37(2) of ...

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department**  
**Mantralaya, Mumbai 400 032.**  
**Date 6<sup>th</sup> July, 2005.**

**NOTIFICATION**

No. TPB 4304/1403/CR-205/04/UD-11:

Whereas the Development Control Regulations for Gr. Mumbai have been sanctioned by Govt. vide Urban Development Department's Notification No. DCR-1090/RDP/UD-11 dated 20/2/1991 (hereinafter referred to as "the said Regulations");

And whereas, the Development Plan of 'G/S' Ward of Greater Mumbai (hereinafter referred to as "the said Plan") has been subsequently sanctioned by the Government vide Urban Development Department's Notification No. TPB 4391/2424/UD-11(RDP) dated 20/12/1991 under section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") to come into force with effect from 30/1/1992;

And whereas, the rehabilitation scheme of slums known as Nehru Nagar, Shashtri Nagar etc. situated at the junction of roads namely, Dr. Annie Besant Road, proposed 39.55 D.P. Road and Sadanand Hasu Tandel Marg at Prabhadevi, has been approved by Slum Redevelopment Authority on lands measuring 17274.22 sq.mt. out of C.S. No. 286(pt) and F.P. No. 1078, TPS-IV, Mahim (hereinafter referred to as "the said lands") in the year 1998 in accordance with regulation 33(10) of the said regulations, on behalf of M/s. Sai Sunder Nagar Coop. Hsg. Society formed by hutment dwellers (hereinafter referred to as "the said scheme");

And whereas, substantial portion of the said land is affected by proposed 39.55 mt. wide D.P. Road in the tract located between Dr. A.B. Road and N.M. Joshi Marg thereby causing it difficult to implement rehabilitation scheme and the sale component of the scheme as well as on the balance plot available.

And whereas, in view of the aforesaid planning constraints, the architect has requested Government to realign and reduce the width of road from 39.55 to 18.30 mt.;

And whereas, the Chief Executive Officer, Slum Redevelopment Authority vide its letter dated 9/7/2004 has also acknowledged the difficulties in implementation of the said scheme and has pointed out that unless the realignment of road with reduction in width to 18.30 mt. the scheme is effected, the said scheme involving 1800 slum dwellers can not be executed;

And whereas, the Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") vide its letter dated 22/7/04 informed that the land is fully encumbered with slum and it will therefore be desirable to develop atleast 18.30 mt. width in place of no road at present, which will be possible if Slum Rehabilitation Scheme is implemented and land under road is vacated.

And whereas, the said Corporation has also further informed that the traffic department of the Corporation has examined this issue and has opined that it is an essential link between Dr. A.B. Road and N.M. Joshi Marg and that the proposal will give scope to remove slum and facilitate construction of 18.30 mt. wide road, providing great relief to traffic circulation on the arterial road in this area. Therefore modification proposal will have to be considered for both deletion of Recreation Ground due to realignment as well as reduction in width of D.P. Road from 39.55 mt. to 18.30 mt.

And whereas, after considering the reports of SRA & the said Corporation, Government in exercise of powers vested under section 37(1) of the said Act vide order of even no. dated 12/8/04 (hereinafter referred to as "the said directives") has directed to the said Corporation to initiate modification to the said plan;

And whereas, the said Corporation has submitted the modification proposal after completing the legal procedure laid down in section 37 of the said Act vide its letter No. CHE/M-G87/DPC dated 29/9/04 (hereinafter referred to as "the said modification proposal");

And whereas, the said Corporation has informed that no suggestions/objections were received from the public, except from Maharashtra State Road Development Corporation & Mumbai Metropolitan Region Development Authority (hereinafter referred to as "the said organisations") and has not given any hearing to the said organisation;

And whereas, after consulting the Director of Town Planning, Maharashtra State is of the opinion to consider the modification proposal after hearing the said organisation;

And whereas, after giving hearing to the said organisation Government is of opinion that the said modification shall be sanctioned with some changes;

Now therefore in exercise of powers vested under section 37(2) of the said Act, Govt. sanctions the modification as specifically described below and more specifically shown in plan:-

- A) i) The alignment of proposed D.P. Road shall be changed from PQR to ABC and the width of proposed D.P. Road shall be reduced from 39.55 mt. to 22.80 mt.
- ii) Due to the above proposal reservation of RG shall be deleted.

- B) The above modification are proposed subject to following conditions -
- i) The encroachment on the alignment of this proposed road shall be cleared by Slum Rehabilitation Authority by providing alternative accommodation.
  - ii) The covering of the drainage channel shall be done as per the modified road alignment and requirements of SWD Deptt. of MCGM by the Developer.
  - iii) The cost of entire work of drainage and the road shall be shared as per ratio 75% MCGM : 25% (Society/developer) with advance deposit of 25% to the Corporation as may be decided by the Corporation.
- C) Fixes the date on which the said modification is published in the official gazette, as the date on which modification shall come into force.
- D) Directs the said Corporation that, in the schedule of modification appended to the notification sanctioning the said Development Plan, after last entry of schedule of modification, the above entry (A) shall be added.

By order and in the name of the Governor of Maharashtra,

  
(S.R. Kini)

Under Secretary to Government.

**Note:-** This notification is also available on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)